104.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,200 / 668,200
					USE VALUE:	668,200 / 668,200
					ASSESSED:	668,200 / 668,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLT GRAHAM & NICOLE
Owner 2:	
Owner 3:	
Street 1:	190 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOHERTY CHRISTINE -
Owner 2:	-
Street 1:	190 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	235,600		432,600	668,200
Total Card	0.152	235,600		432,600	668,200
Total Parcel	0.152	235,600		432,600	668,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.56 | /Parcel: 454.56

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 67153

GIS Ref

GIS Ref

Insp Date 09/27/18

Parcel ID 104.0-0006-0001.0

!8292!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	235,600	0	6,600.	432,600	668,200		Year end	12/23/2021
2021	101	FV	227,700	0	6,600.	432,600	660,300		Year End Roll	12/10/2020
2020	101	FV	227,700	0	6,600.	432,600	660,300	660,300	Year End Roll	12/18/2019
2019	101	FV	189,600	0	6,600.	438,800	628,400	628,400	Year End Roll	1/3/2019
2018	101	FV	189,600	0	6,600.	327,500	517,100	517,100	Year End Roll	12/20/2017
2017	101	FV	189,600	0	6,600.	296,600	486,200	486,200	Year End Roll	1/3/2017
2016	101	FV	189,600	0	6,600.	284,300	473,900	473,900	Year End	1/4/2016
2015	101	FV	178,000	0	6,600.	241,000	419,000	419,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:04:33

LAST REV

Date	Time
10/27/21	10:40:53
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8292

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY CHRISTI	54886-311		6/25/2010		423,500	No	No		
HOGMAN PAUL R &	48509-304		11/16/2006	Family	347,500	No	No		
	12620-510		4/26/1974		33,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2021	1136	New Wind	9,750	C				
6/28/2018	888	New Wind	1,350	C				
6/23/2015	774	Re-Roof	4,500		6/23/2015			Strip and re-roof.
5/16/1996	189	Manual	1,100					REBUILD PORCH FRON

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
4/7/2009	Inspected	163	PATRIOT
4/2/2009	Measured	372	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
8/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67153
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	5									432,598						432,600	

Total AC/HA:	0.15152	Total SF/SM:	6600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,598	Spl Credit		Total:	432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	79017
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341436
Depreciation:	105845
Depreciated Total:	235591

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

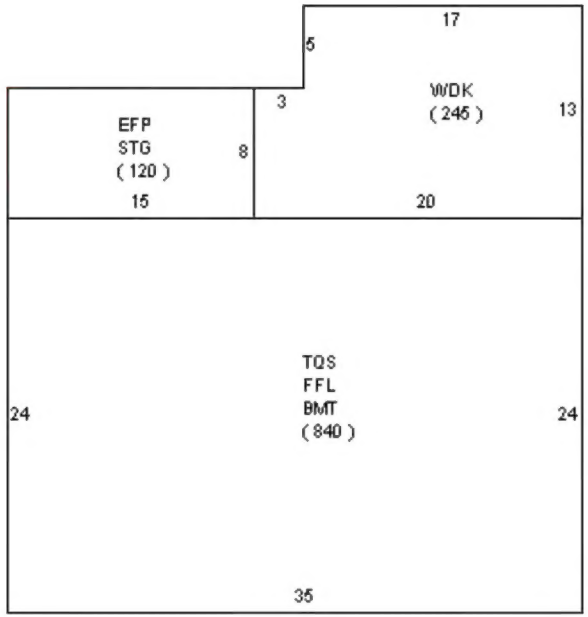
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	84.29
Final Total:	235600	Val/Su SzAd	160.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	44.100	37,044
FFL	First Floor	840	147.000	123,480
TQS	3/4 Story	630	147.000	92,610
WDK	Deck	245	9.980	2,445
EFP	Enclos Porch	120	49.410	5,929
STG	Storage	120	7.590	911

Net Sketched Area:	2,795			Total:	262,419
Size Ad	1470	Gross Area	3005	FinArea	1470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	